

Commercial Property Listing

2433-35 West National Avenue

Clarke Square Neighborhood



LISTING PRICE: \$45,000

Building: Two-story mixed-use building, full basement and detached garage. Building area is approximately 4,158 square feet constructed in 1927.
Lot Area: 3,240 square foot.
Zoning: LB2, Local Business.
Assessor records, photographs and environmental data on website at www.city.milwaukee.gov/CRE

BUYER DEVELOPMENT OBLIGATIONS

- Maintain building façade with clear glazing.
- Finish all renovation in a timely manner.

PERMITTED COMMERCIAL USES

- Live-work unit; café; artist studio; catering service; household maintenance or repair service; personal or business service use; retail, professional or medical office; recording studio.

Note: Property must be taxable and some uses may require Board of Zoning Appeal Approval. Proposals will not be accepted for the following uses: Parking lot, social service, religious assembly, pawn shop, cigarette or cigar shop, gun shop, liquor store, Payday or auto-title loan store, or other uses prohibited by zoning.

AVAILABLE RESOURCES

- Facade Grants. Information at city.milwaukee.gov/facade
- Retail Investment Fund. Information at city.milwaukee.gov/rif
- White Box Program information available at www.milwaukee.gov/whitebox
- Rental Rehabilitation Program. (414)286-5608 <http://city.milwaukee.gov/RentalRehabLoan>
- Commercial Property Renovation Fund. Contact Marcey Patterson at (414)286-0739 or mpatte@milwaukee.gov for details.
- Business financing may be available through Milwaukee Economic Development Corp., at www.MEDOnline.com

CITY SALE CONDITIONS:

- Submittals evaluated on price, prospective use, impact on the business community and adjoining neighborhood, extent & quality on renovations, contribution to tax base and financial viability.
- Acceptance contingent on Common Council approval. Earnest money of 5% of price required within 10 days of approval. Uses requiring City licenses will have concurrent Council consideration with the sale authorization; BOZA approval will be obtained prior to Common Council action. Start-up businesses may submit a business plan.
- Buyer to execute City Commercial Purchase & Sale Agreement after Council approval at www.milwaukee.gov/CommercialBuildings
- Conveyance will be "as is, where is" by quit claim deed subject to restrictive covenants for performance, prohibitions for tax exemption, liquor license (except for restaurant with significant food component) and certain uses and reversion of title provision for non-compliance. A \$1,000 Performance Deposit may be required at closing.
- Closing contingent on proof of firm financing and DCD approval of building plans.
- Buyers must not violate City Buyer Policies. See website at www.city.milwaukee.gov/CRE
- Rehabilitation must be complete within nine months following closing; Buyer to provide Certificate of Occupancy.

Showings: Through Wisconsin licensed real estate brokers ONLY. Broker may contact (414)286-5730 for access.

Submittal: 1) Completed "Proposal Summary" submitted through licensed broker. See website at www.city.milwaukee.gov/CRE
2) Detailed Scope of Work for renovation of building (façade rendering may be requested later).

Submit proposal to the Department of City Development - Real Estate Section, 809 North Broadway - 2nd Floor, Milwaukee, WI 53202 to the attention of Dwayne Edwards. Proposals will be accepted and reviewed on a **continuous basis** until an acceptable proposal is received.

Contact: Dwayne Edwards, Department of City Development, (414)286-5735 or dkedwar@milwaukee.gov.

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